

COCKBURN
ESTATE AND LETTINGS AGENTS

Thaxted Road

SE9 3PU



***** CHAIN FREE SALE *****

**Discover a spacious family home
offering comfort and versatility in the
ever-popular area of New Eltham, SE9.**

This substantial property, spanning an impressive 1412 sq ft, presents a wonderful opportunity for a growing household. Inside, you'll find a large through reception/dining room, modern fitted kitchen, and family bathroom, to the ground floor. Upstairs, the layout includes four well-proportioned bedrooms and a separate study, as well as an additional shower room. Further benefits include Solar Panels, Electric Car Charger, Off Road Parking for multiple vehicles along with a garage, cavity wall insulation to the front and side of the property. The current owners have also replaced the roof and created a loft space perfect to be used as an office.

Outside, the property boasts off-street parking for multiple vehicles, ensuring ease and security. The large garden to the rear offers a private outdoor sanctuary, perfect for relaxation, children's play, and al fresco dining. For those considering future enhancements, there is potential for further extension into the loft and to the rear, subject to the necessary planning permissions, allowing you to tailor the home to your evolving needs.

Location is key, and this residence excels, being within a stone's throw of New Eltham Village, including its railway station, local shops, and amenities. Excellent bus links provide convenient connectivity to Bromley, Sidcup, and Eltham. The property is also situated within a desirable catchment area for highly regarded schools and nurseries, making it an ideal choice for families. Don't miss the chance to view this exceptional family home. Contact us today to arrange your visit.



Key Features:

- ❑ Chain Free Sale
- ❑ Large Through Reception/Dining Room
- ❑ Four Well-Proportioned Bedrooms With Separate Study
- ❑ Downstairs Bathroom & Upstairs Shower Room
- ❑ Potential For Further Extension Into Loft + Rear STPP
- ❑ Off Street Parking For Multiple Vehicles
- ❑ Within A Stones Throw Of New Eltham Village Railway Station, Shops & Amenities
- ❑ Catchment Area For Highly Regarded Schools & Nurseries - Ideal For Growing Families
- ❑ Excellent Bus Links Keeping You Connected With Bromley, Sidcup & Eltham
- ❑ Council Tax Band E - Royal Borough Of Greenwich



EPC: B

COUNCIL TAX BAND: E

TENURE: Freehold

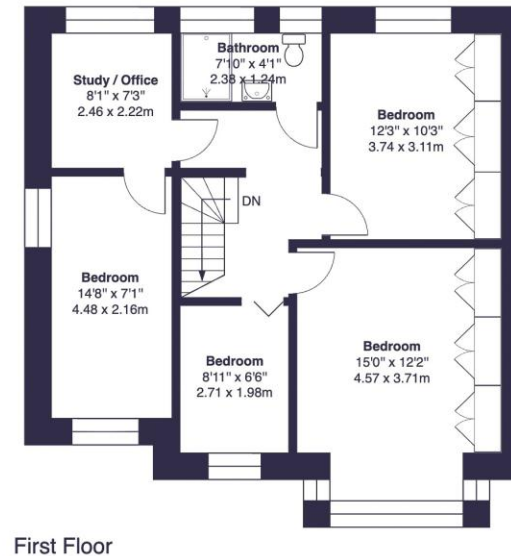
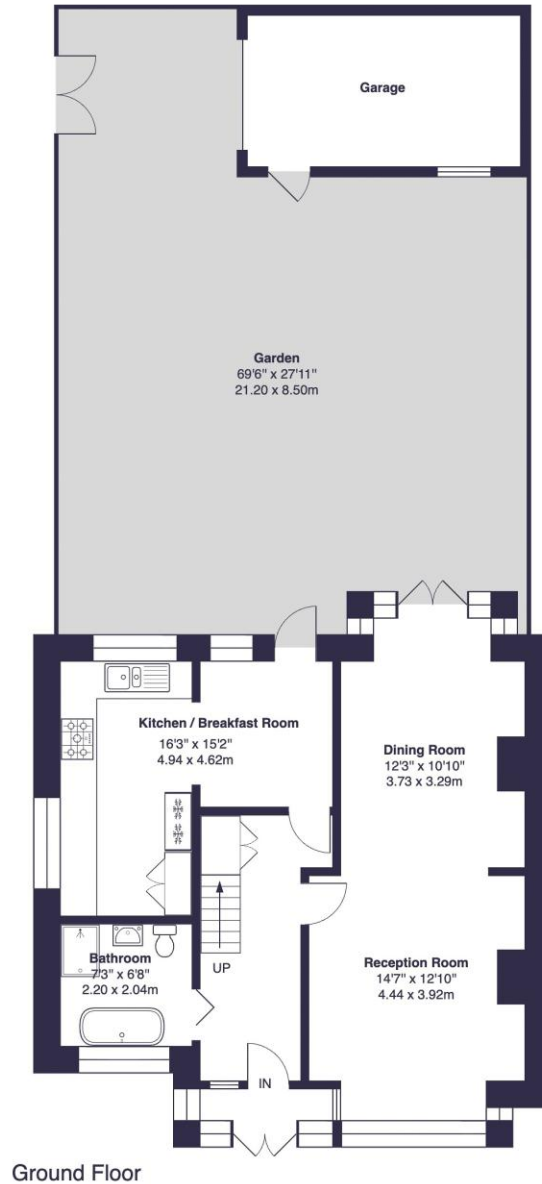
For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
London
SE9 2EB



Thaxed Road, SE9

Approximate Gross Internal Area:
1412 sq ft / 131.1 sq m



This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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